



'Ryecroft', 70 Station Road, Gomshall, Guildford, Surrey, GU5 9NP

CLARKE



GAMMON

**'RYECROFT', 70 STATION ROAD,
GOMSHALL, GUILDFORD, SURREY, GU5 9NP**

CHARACTER COTTAGE

TWO RECEPTION ROOMS

TWO BEDROOMS

SOUTH-FACING GARDEN

POPULAR SURREY HILLS
VILLAGE

ORIGINAL FEATURES

TRADITIONAL-STYLE KITCHEN

UPSTAIRS BATHROOM

MOMENTS FROM GOMSHALL
STATION

EPC: D



**A delightful two-bedroom character
cottage with a well presented
interior, southerly-facing rear garden
and off-road parking space; located in
this sought-after Surrey Hills village
between the market towns of
Guildford and Dorking.**

THE PROPERTY

An attractive semi-detached cottage dating back to the late 1800's with well-proportioned accommodation that is very well-presented throughout whilst retaining the original charm and character. The property is conveniently situated in the centre of the village with a selection of local amenities and moments from Gomshall station, ideal for those commuting.

Accommodation comprises: front door opening to entrance hall; living room featuring bay window and working cast iron fireplace; double aspect dining room with under stair storage cupboard; kitchen fitted with a traditional range of shaker-style wall and base units and solid wood worktops, Velux roof window, stone tiled flooring and a door opening to decked sun terrace and rear garden. Upstairs, the property offers two decent-sized bedrooms; both bedrooms served by a bathroom re-fitted with a white suite comprising bath with shower above, pedestal basin, W.C, heated towel rail and fully tiled walls and floor.



THE GROUNDS

The property has a delightful southerly-facing rear garden with timber decked terrace with the remainder laid to lawn flanked by mature shrub borders, secure fenced perimeter, garden shed and side gate giving access to the front of the property. In addition, the property benefits from space for the parking of a vehicle.

SITUATION

Gomshall is a pretty Surrey village, situated roughly halfway between the towns of Guildford and Dorking in the Parish of Shere and within the Surrey Hills Area of Outstanding Natural Beauty (AONB), offering miles of walking, cycling and riding country. The River Tillingbourne flows through the village beside two public houses: Gomshall Mill, a 17th Century former corn mill and The Compasses Inn; there is also the Gomshall village social club, a couple of home-style shops, Brelades vets practice, car garage and also a railway station, which runs between Guildford and Dorking on the Reading to Gatwick Airport line. Furthermore, in neighbouring village of Abinger Hammer, there is a picturesque cricket green, the popular Kingfisher Farm Shop as well as Tillingbourne Farm & Smokery. Nearby, Shere is a beautiful, quintessential English village with its pretty period cottages, village square and stream with ducks running through the centre; it provides local shops for day-to-day needs including a Co-Op, two public houses: The White Horse and The William Bray, The Dabbling Duck cafe and Hilly's Teashop, as well as Kinghams fine dining restaurant. Furthermore, there is a doctors' surgery & dispensary, trek shop, a Norman church, popular primary school and Shere outdoor swimming pool. More comprehensive facilities can be found in Guildford, Dorking and Cranleigh, all approximately 6-miles distant.

GUILDFORD | 6.4 miles

DORKING | 5.2 miles

GOMSHALL RAILWAY STATION | 0.1 miles

LONDON WATERLOO | approx. 1 hour by train (via Guildford mainline station)

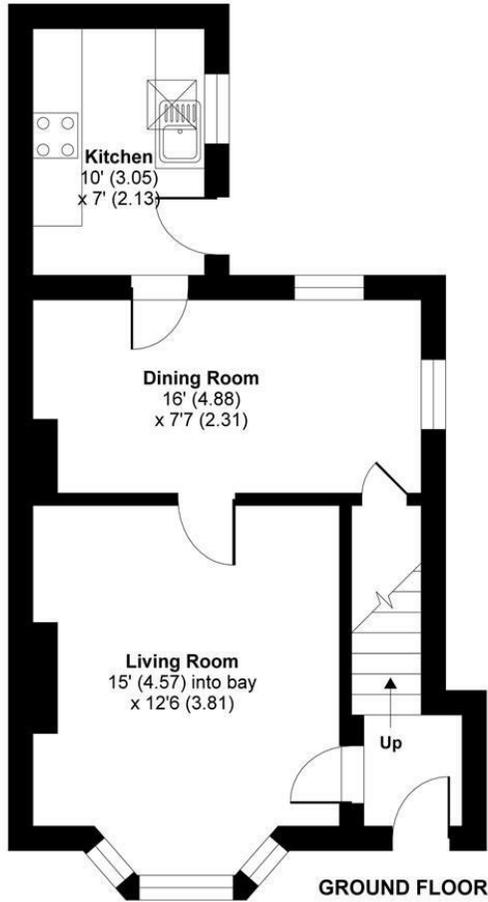
CENTRAL LONDON | 32 miles

GATWICK AIRPORT | 18 miles

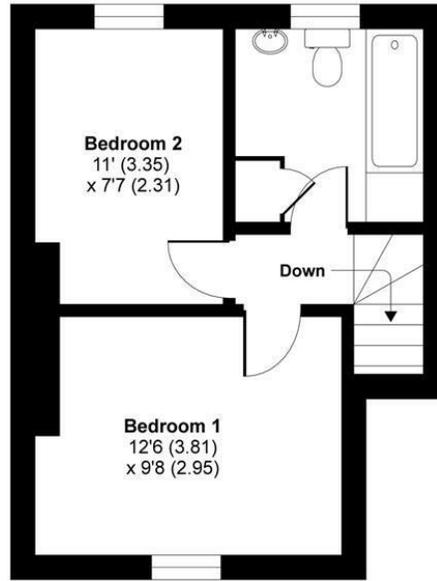
Station Road, Gomshall, Guildford, GU5

Approximate Area = 746 sq ft / 69.3 sq m

For identification only - Not to scale



GROUND FLOOR



FIRST FLOOR

LOCAL AUTHORITY

Guildford Borough Council

COUNCIL TAX

Band: E

SERVICES

All mains services connected

6th September 2021

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		92
(81-91) B		
(69-80) C		
(55-68) D	60	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC 	



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nchecom 2021. Produced for Clarke Gammon. REF: 761650.

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DIRECTIONS

SAT NAV REF: (Post Code: GU5 9NP)

AGENT'S NOTE

Whilst we endeavour to make our sales particulars accurate and reliable, we wish to inform prospective purchasers that we have not carried out a detailed survey, nor tested the services, appliances and specific fittings. If there is any point which you would like to have further clarification upon, please contact this office.

ESTATE AGENTS CHARTERED SURVEYORS VALUERS LETTINGS AUCTIONEERS

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